

DESCRIPTION FOR A 0.0706 OF ONE ACRE ACCESS EASEMENT

DESCRIPTION OF 0.0706 OF ONE ACRE (3,076 SQ FT) OF LAND, MORE OR LESS, OUT OF THE THEO. BISSELL LEAGUE NO. 18, ABSTRACT NO. 3, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 0.891 OF ONE ACRE IN A DEED TO MELISSA D. HEDDIN AND HUSBAND, DEAN HEDDIN, OF RECORD IN DOCUMENT NO. 2010023173, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0706 OF ONE ACRE OF LAND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southeast corner this tract and said Heddin tract and the southwest corner of Lot 27, Block "E", Tanglewood Forest Section One, Phase B, of record in Book 82, Page 391-392, Plat Records, Travis County, Texas, same being that tract described in a deed to Clifford J. Visel, of record in Document No. 2001181401, Official Public Records, Travis County, Texas and in the north line of Lot 60 of said Block "E" and of that tract described as 0.0525 of one acre in a deed to the City of Austin, of record in Volume 12964, Page 1786, Real Property Records, Travis County, Texas, from which a 60d nail found at the east corner of said City of Austin tract bears S62°06'20"E 11.64 feet and from said point of beginning a 1/2" iron rod found at the south corner of said City of Austin tract, same being in the south line of said Lot 60, and in the north line of Toulouse Drive bears S62°06'20"E 11.64 feet and S83°57'00"W 60.09 feet, said point of beginning having State Plane Coordinate (Texas Central Zone, NAD83, U.S. Feet, Combined Scale Factor of 1.00005) grid values of N=10,038,614.19 E=3,089,810.50;

THENCE, with the south line of this tract and said Heddin tract and the north line of said Lot 60 and said City of Austin tract, **N62°06'20"W 33.37 feet** to a 1/2" iron rod set with plastic cap at the southwest corner of this tract, from which a 3/4" iron pipe found at the southwest corner of said Heddin tract, same being in the north line of said Toulouse Drive bears N62°06'20"W 166.67 feet;

THENCE, with the west line of this tract, crossing said Heddin tract, the following two (2) courses, numbered 1 and 2;

- 1) **N70°36'57"E 26.80 feet** to a 1/2" iron rod set with plastic cap; and
- 2) **N27°20'42"E 173.31 feet** to a 1/2" iron rod set with plastic cap at the northwest corner of this tract, same being in the north line of said Heddin tract and the south line of that tract described as 0.422 of one acre in a deed to Stanley E. Macora, Jr., et ux, Margaret E. Macora, of record in Volume 6822, Page 176, Deed Records,

0.0706 AC.

Travis County, Texas, same being the southwest corner of that tract described as 0.0317 acres in a deed to the City of Austin of record in Volume 12955, Page 1347, Real Property Records, Travis County, Texas, from which a 3/4" iron pipe found at the northwest corner of said Heddin tract, same being the southwest corner of said Macora tract bears N62°03'10"W 184.83 feet;

THENCE, with the north line of this tract and said Heddin tract and the south line of said City of Austin tract, **S62°03'10"E 15.00 feet** to a 1/2" iron rod found at the northeast corner of this tract and said Heddin tract, the southeast corner of said City of Austin tract, the southwest corner of Lot 25 of said Block "E", same being described in that deed to Doris Reyes and Maria D. Reyes, of record in Document No. 2001145979, Official Public Records, Travis County, Texas, and the northwest corner of Lot 26, of said Block "E" same being that tract described in a deed to Vanhamm Duplex, LLC, of record in Document No. 2008021139, Official Public Records, Travis County, Texas;

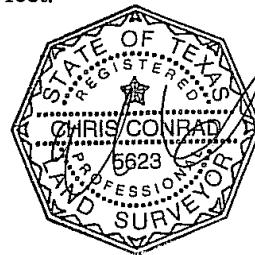
THENCE, with the east line of this tract and said Heddin tract and the west line of said Lot 26 and said Duplex tract, **S27°20'42"W**, passing at 159.93 feet a 1/2" iron rod found at the southwest corner of said Lot 26 and said Duplex tract and the northwest corner of said Lot 27 and said Visel tract and continuing with the west line of said Lot 27 and said Visel tract, 33.05 feet for a total distance of **192.98 feet** to the POINT OF BEGINNING and containing 0.0706 of one acre (3,076 sq ft) more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83. The Combined Scale Factor is 1.00005). The reference for this project is "Austin RRP", a fixed control point, and "BM1078", a TxDOT survey monument, having a grid bearing of N60°54'59"E, and a grid distance of 21590.95 feet.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591



A handwritten signature in black ink, appearing to read "Chris Conrad".

10/22/2010

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

Descriptions 2010/Pond 337/Delivered 10-22-10  
Issued 10-22-10

FIELD NOTES REVIEWED

By: Date 11/04/10

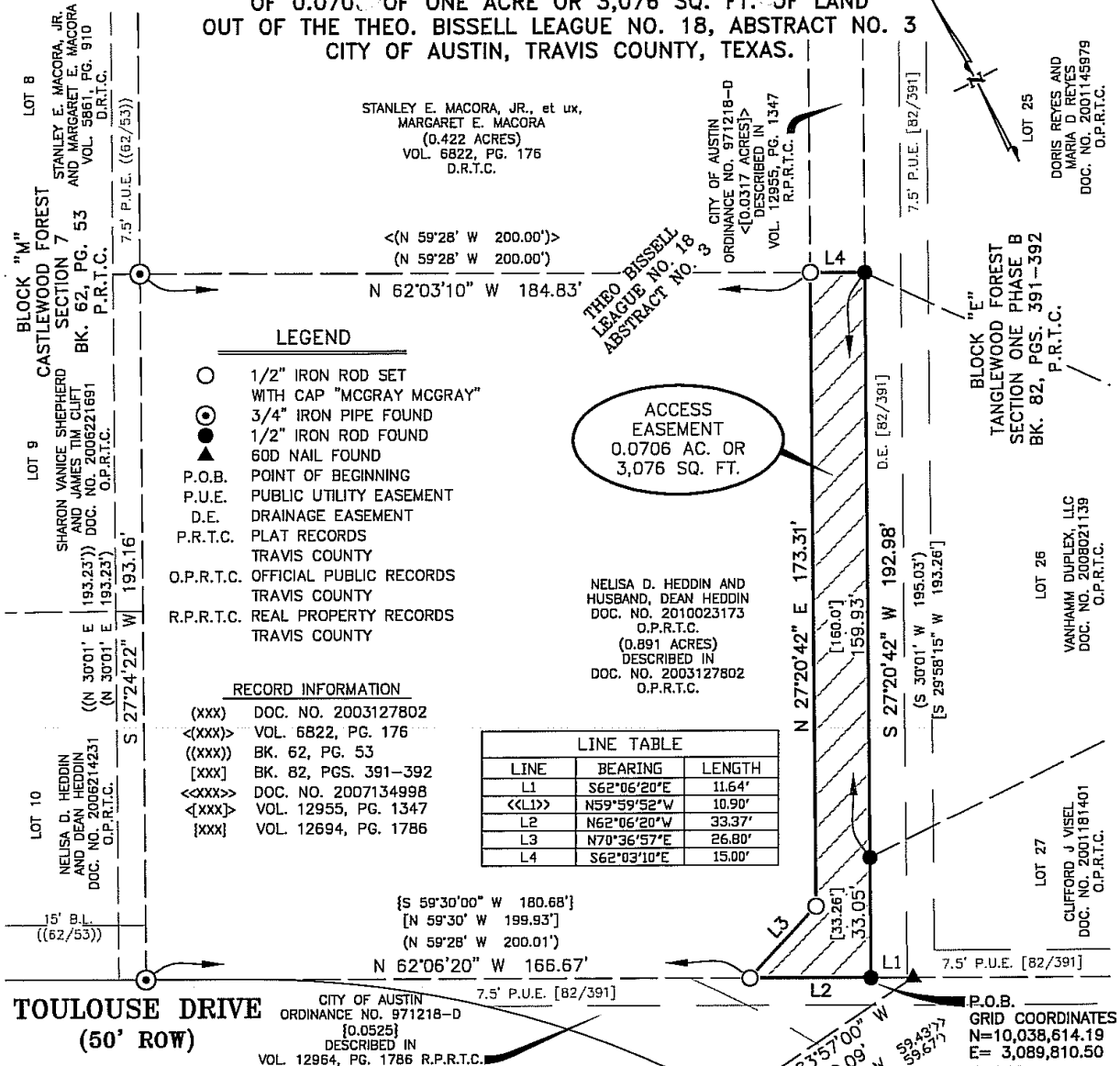
Engineering Support Section  
Department of Public Works  
and Transportation

AUSTIN GRID E-15  
TCAD# 04-2621-06-15

SCALE 1" = 40'

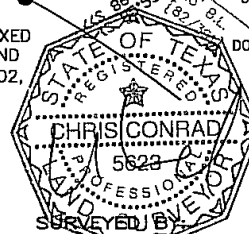
SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0706 AC. OF ONE ACRE OR 3,076 SQ. FT. OF LAND  
OUT OF THE THEO. BISSELL LEAGUE NO. 18, ABSTRACT NO. 3  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

RE: CITY OF AUSTIN



NOTES:  
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (93 HARN) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM "AUSTIN RRP", A FIXED CONTROL POINT HAVING COORDINATE VALUES OF N=10086515.883, E=3109682.458, AND "BM1078", A TXDOT SURVEY MONUMENT HAVING COORDINATE VALUES OF N=10097010.902, E=3128551.053. HAVING A GRID BEARING OF N60°54'59"E, AND A GRID DISTANCE OF 21590.95 FEET. THE COMBINED SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.  
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT (GF NO. ATA-70-19-AT09000084CH)

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 10/22/10  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.  
TCAD# 04-2621-06-15



ISSUED: 10/22/2010  
PAGE 3 OF 3

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

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AUSTIN GRID# E-15

JOB NO.: 10-044